

Time Commenced – 6.00 pm
Time Finished – 8:52 pm

Regenerating Our City Overview and Scrutiny Board

1 December 2015

Present: Councillor Dhindsa (Chair)
Councillors Naitta, MacDonald, Keith, Martin & West

10/15 Apologies for Absence

Councillor A Holmes

11/15 Late Items

There were no late items.

12/15 Declarations of Interest

Cllr Naitta stated that he had already declared an interest as an employee of Intu at the previous meeting.

13/15 Minutes of the meeting held on 18 August 2015

Agreed

14/15 Normanton Regeneration Proposal

The Board considered a report of the Acting Strategic Director of Neighbourhoods outlining the masterplanning approach officers from the Regeneration Department had drafted up after discussions with other departments. The area included both Normanton and Cavendish district centres and highlighted connections to the Inner Ring Road, Normanton Road and parks in the area.

Discussion was held on how to break the 15 year masterplan down into 5 year chunks and if bids were needed for external funding. Cllr Dhindsa asked if partnership working and public realm should be included in this project to help financially and acknowledged that there were only limited resources available.

Cllr Hussain raised concerns over the poor state of both the carriageway and footpaths through Normanton adding that these needed urgent repairs. It was agreed that these repairs would need to be undertaken as soon as possible as they were in such a poor state that the repairs could not wait until the masterplan implication. It was agreed that recommendation should be made to Cabinet that these footpath repairs be undertaken next year and the repairs to the carriageway the year after.

Discussion was then held over the traffic flow through the area and the congestion caused by buses. Suggestion was made that the bus routes be re-routed off the main shopping strip or at least the bus stops moved to an area that would not cause obstruction to the traffic flow. It was agreed that this recommendation should also be made to Cabinet once further investigations had been made. A report was to be received at the next board meeting.

The Board resolved to:

- 1) recommend to Cabinet the endorsement of a masterplanning approach to improvements for the Normanton and Cavendish area.**
- 2) approve the boundary lines for the area for masterplanning as provided at Appendix 2**
- 3) recommend to Cabinet the endorsement of the plan to establish a Business Improvement District for Normanton and Cavendish at a cost of £40k**
- 4) recommend to Cabinet that urgent repairs to footpaths be undertaken next year and urgent carriageway repairs be undertaken the following year.**
- 5) investigate whether bus routes could be re-routed and taken off the main strip through Normanton to ease congestion. Report to be received at next board meeting**
- 6) give consideration to whether it would be possible to have bus bays located just off the main shopping strip to ease traffic congestion**

15/15 Cabinet Members' responses to Board recommendations from a Topic Review of Affordable Housing

The Board received a joint report from the Cabinet Member for Communities and City Centre Regeneration and Cabinet Member for Urban Renewal. The report presented the findings from the 12 recommendations put to Cabinet at their meeting on 15 April from a topic review on Affordable Housing undertaken by the former Cost of Living Scrutiny Board.

Discussions were held on the opportunities to improve the delivery of affordable housing emerging from the D2N2 Devolution developments with Government and the new Housing and Planning Bill that was passed through Parliament.

The board gave full consideration to the responses received to the recommendations made by last year's Cost of Living Board.

It was recommended that the Council should consider extending the use of Right to Buy Receipts. Cabinet approved this at their meeting on 19 November 2014 as it was agreed that these receipts could play an important role in increasing delivery of

affordable housing. However, it was acknowledged that this position could change when this goes through Parliament.

The Cost of Living Board recommended that the Council should consider further reviewing the tenure mix. This recommendation has now been implemented in the current policy to allow for greater flexibility that there had been previously, with three different categories of affordable housing (social rented, affordable rented and intermediate housing). It was suggested that the Council could buy up 50-100 two bedroomed properties, in an identified area, in the next 18 months and do these up to rent out. The Board asked for a further update on this matter to be brought to their next meeting in March 2016.

A recommendation had been made that the Council review the number of adaptable "Lifetime Homes" and give priority to "affordable homes" on larger developments. However, this issue may now become moot as the Deregulation Act has made the provision of accessible housing (this includes Lifetime Housing) a matter for the building regulations rather than something that can be negotiated through Section 106 Agreements and came into force on 1 October 2015.

Recommendation was given that the Council should build on existing partnership approaches and seek to form an affordable Housing Forum or similar group. A similar recommendation was made suggesting workshops and conferences should be held to develop partnership working with landowners and developers. Council officers were to actively identify the best way to take these forward.

The Cost of Living Board also recommended that Derby City Council should enter into discussions with neighbouring authorities to pursue financial contributions in lieu for land outside the city as the urban areas are now stretching.

Discussion was held over the use of brownfield sites after a recommendation that this land could be better used to maximise the delivery of affordable housing. Further discussion followed on the cleaning up of contaminated land such as the former Celanese site and Friar Gate Goods Yard. The Board asked for a further report to be brought to a future meeting – 6 months was suggested.

The last three recommendations from the Cost of Living Board were around the issues of subsidies needed for all the affordable houses being acquired and how these could be afforded. The Cost of Living Board had advised that Derby City Council should lobby for additional grant subsidies for the provision of education and transport infrastructure as it was recognised that there is not enough money in the S106 pot to fund the necessary infrastructure as well as secure 30% affordable housing.

The Board resolved to:

- 1) note the responses to the Cost of Living Board's recommendations**
- 2) receive an up-to-date report on the purchasing of two bedroomed properties to rent out.**
- 3) Receive a progress report on use of brownfield land at a future meeting.**

16/15 Leisure Facilities Strategy - Update

The Board received a report from the Acting Strategic Director for Neighbourhoods, asking them to note the progress made on phase 2 and phase 3 of the Leisure facilities strategy.

Phase 2 was to develop a 50m pool hub and phase 3 to develop satellite swimming pool facilities. The report confirmed that a detailed feasibility study needed to be undertaken before a facilities planning model (FPM) can be drawn up. Sport England will undertake the FPM and have confirmed that they will contribute £3,000 towards the £6,700 cost. It was also confirmed that external advisors will be appointed to develop the pool options.

The Board resolved to:

- 1) note the report**
- 2) Receive further reports and updates at future Board meetings**

17/15 Update on Property Rationalisation and Disposal Programme

The Board received a report from the Acting Strategic Director of Communities and Place detailing the Council Cabinet approved initiation of a property rationalisation programme. Following this approval information was gathered and analysis undertaken on 382 properties. Various service reviews were then undertaken to see if services could be delivered in different ways and the benefits of bring services together in one place. This resulted in decisions being taken to dispose of various assets.

It was estimated that £1/2 million bookable savings would be made on utilities now services are being brought into the same building. Full details to be emailed to the Board members when available.

It was acknowledged that in order to make maximum savings this programme needs to progress rapidly.

Resolved to:

- 1) note the content of the report**
- 2) acknowledge the savings made**
- 3) receive further details of the savings made on utility bills**
- 4) receive highlighted timeline and resources available**
- 5) recommendation to COG to focus on this programme**

18/15 Cultural Offer and Assembly Rooms Update

The Board received a report of the Acting Strategic Director of Communities and Place. The report detailed how Derby LIVE have continued to deliver cultural services since the Assembly Rooms fire in March 2014.

The success of the Markeaton Arts Village Theatre was discussed along with development plans for Duckworth Square, which would include an entertainment package ie theatre/hotel/exhibition centre. It was confirmed that consultant steer was being sought on what options were available and what the City required. The Regeneration team were to lead on this project.

Resolved to:

- 1) note the report**
- 2) to support Derby LIVE's ambition of being the Midland's 'engine' for performing arts using the growth fund.**
- 3) recommend to Corporate Scrutiny that the opportunity to provide a new type of venue, with help from D2N2 be seized.**

19/15 Derbyshire Cycling Plan

The Board received a report from the LSTF Team Leader to update them on the development of the Derbyshire Cycling Plan and the outcome of the public consultation. It was confirmed that all parties that had shown interest in this plan had signed up to the project. Plans were in place to join up Derby and Derbyshire via cycle routes. Discussion was held on the benefits of having segregated cycle routes in order to protect pedestrians and cyclists alike.

The launch event, at the Arena on Tues 19th Jan was discussed with confirmation that all Board members were all invited. Details to be sent after the meeting

Resolved to:

- 1) note the report**
- 2) note the results of the consultation**
- 3) continue to support development of the plan**
- 4) develop plan further with Derbyshire and promote cultural offers and tourism**
- 5) receive further updates on the use of segregated cycle/pedestrian pathways through Infinity Park**
- 6) investigate cycle hire project with partners such as NHS**

20/15 Derby Museums Trust – Annual Report Summary

The Board received a report of the Acting Strategic Director of Communities and Place providing details of the key achievements of the last year and the continued development of Derby Museums. Tony Butler detailed how the Museums' Trust had been looking at new ways of working and ways of generating income. It was also confirmed the successful bid (for £9.38m) for the redevelopment of the Derby Silk Mill, from the Heritage Lottery Fund (HLF), was the largest ever awarded to the city.

The Board gave praise and acknowledged the fantastic achievements of the staff at Derby Museums. Claire Davenport read out a quote from the Arts Council England Relationship Manager stating that:

“she really enjoys working with Derby. She finds that the objectives of the Arts Council, the Council and the Derby Museums Trust are aligned and that there is a great team ethos and entrepreneurial flair that is demonstrated when she works with the Trust on the HLF project. She believes the team demonstrate integrity and have great skills that are helping develop this exciting project, which she is sure will achieve excellent results for Derby”

Resolved to:

- 1) note the excellent progress and results that have been made by Derby Museums in it's first three years of operation**
- 2) note the outstanding success of the Silk Mill bid.**
- 3) Commend to Cabinet the excellent work of Derby's Museums Trust to date.**

MINUTES END